

PAYSON CITY  
CITY COUNCIL MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, January 21, 2026

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brian Hulet, Anne Moss, Bob Provstgaard, Ryan Rowley, Lacey Smith, William R. Wright

STAFF PRESENT David Tuckett, City Manager  
Cathy Jensen, Finance Director  
Amalie Ottley, City Recorder  
Brandon Dalley, City Attorney  
Robert Mills, Assistant City Manager  
Travis Jockumsen, Public Works Director/City Engineer  
Michael Bryant, Planner II  
Janeen Dean, Community Events Coordinator  
Tracy Zobell, Parks & Golf Director  
Shawn Black, Power Director  
Melanie Marsh, Human Resources  
Jonathan Knight, City Engineer  
Dona Gay, Library Director

OTHERS Diane Jensen – Payson Santaquin Area Chamber of Commerce, People Preserving Peteetneet group, and other members of the public.

A. CALL TO ORDER

Councilmember Bob Provstgaard, called this meeting of the City Council of Payson City, Utah, to order at 7:00 p.m. The meeting was properly noticed. Mayor Wright entered the meeting shortly thereafter.

B. PRAYER & PLEDGE OF ALLEGIANCE

A prayer was offered by Bonnie Parker.

The Pledge of Allegiance was led by Lacey Smith.

C. CONSENT AGENDA

1. Approval of January 7, 2026, City Council Meeting Minutes
2. Confirmation of Monthly Financial Information
3. Resolution – South Utah Valley Municipal Water Agency (SUVMWA) Board appointments
4. Resolution – Mt. Nebo Water Agency appointments

5. Resolution – Approval of the Municipal Law Enforcement Services Agreement by and between Payson City and Mountain View Hospital for Security Services

**MOTION: Councilmember Rowley – To approve the consent agenda.** Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Payson/Santaquin Chamber Business, Employee, or Community Service Award

No award presented

2. Payson/Santaquin Chamber Quarterly Report (6:02 p.m.)

Diane Jensen attended the meeting on behalf of the Payson Santaquin Area Chamber of Commerce. She listed the chamber's accomplishments in 2025 and the activities the chamber participated in. Diane stated the chamber's enthusiasm for the upcoming year and the chamber's mission to be committed to being a strategic partner and power source for local businesses through networking. Diane invited members of the council and public to upcoming events.

3. Annual Open Public Meetings Act Training

**MOTION: Councilmember Hulet – To move the Annual Open Public Meetings Act to later in the meeting.** Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

4. Public Forum (6:07 p.m.)

Lynda Cameron, President of People Preserving Peteetneet and other members of the group attended the meeting to present the city with a check for \$30,000 to help with the bathroom renovation. She thanked Janean Dean for her help to promote the Peteetneet Museum. She also expressed gratitude for generous donors who visit the museum and for the PARC tax.

5. Staff and Council Reports (6:11 PM)

93 Staff Reports

94  
95 ADMINISTRATION - Robert Mills introduced David Rowley who is the newly hired  
96 Innovation Center Coordinator. He invited all to attend the upcoming open house on February  
97 12<sup>th</sup> from 4:00 p.m. to 8:00 p.m. with a ribbon cutting at 7 pm at the Innovation Center. David  
98 Rowley expressed his appreciation for the opportunity to work for Payson City in the Innovation  
99 Center. He invited council members and mayor to come view the changes made to make the  
100 Innovation Center more user friendly. Robert Mills reported that Dona Gay, the city librarian  
101 would like to invite all to an open house tentative set for March 16<sup>th</sup> from 6:00 p.m. to 8:00 p.m.  
102 at the library. The open house will be a fun, family event, tailored to gather data to plan for  
103 future expansion of the library.

104  
105 COMMUNITY EVENTS - Janean Dean expressed her gratitude to the volunteers who support  
106 the Peteetneet Museum. She was so grateful for the money donated to the city. She is also  
107 grateful for all the generosity from ghost hunters and other groups that visit the building  
108 regularly. She invited all to come visit the building and view the new facilities. She reported on  
109 celebrations for the Peteetneet this year as it turns 150 years old.

110  
111 Council Reports

112  
113 Councilmember Smith had nothing to report.

114  
115 Councilmember Hulet stated that he met with the MTech trustees today. He encouraged the  
116 community to reach out to State legislatures to provide instructors for the students and programs  
117 at the MTech building. He suggested Payson work on a vision statement for this coming year. He  
118 also suggested that Payson have a “Shop Payson” week to educate the public about how sales tax  
119 comes into the city.

120  
121 Councilmember Rowley expressed gratitude to staff, council members, and the youth council  
122 who went up to the Elected Officials Day. He expressed gratitude to staff for their work and  
123 communication to keep the equal pay program alive for the future. He expressed gratitude for  
124 first responders and asked the community to pray for snow.

125  
126 Councilmember Moss echoed councilmember Rowley’s thoughts on equal pay. She expressed  
127 gratitude for the ability to attend the Elected Officials Day at the State Capitol. She thanked staff  
128 for the recent council retreat and expressed that she appreciated the opportunity to collaborate  
129 with staff and other council members.

130  
131 Councilmember Provstgaard also thanked staff for the retreat and the communication of  
132 departmental needs and wants. He reported that there is currently 77% precipitation in the  
133 ground (soil) but the bad news is that there’s only 11% snowpack, which equals 3 inches. After  
134 recent water board meetings, Councilmember Provstgaard was shocked by the growth  
135 projections not just for Utah County but statewide in the coming years and emphasized the need  
136 to plan for the community. He was grateful for the opportunity to attend the Local Officials Day  
137 at the State Capitol.

Mayor Wright reported that attendance at the Local Official's Day broke a record in attendance by youth council members held since 2015. He stated over 800 kids attended the event.

#### E. ACTION ITEMS

1. Public Hearing/Ordinance – Vacation of portions of public street rights-of-way at 1750 W Arrowhead Trail (6:28 p.m.)

Dave Tuckett presented the proposed vacation of portions of public street right-of-way at 1750 W. Arrowhead Trail. He stated as part of the development, the road needed to be moved in order to accommodate a 90-degree angle. The road vacated will be for a portion that is no longer needed. All surrounding property owners have signed the petition to the city for the vacation of the road. The city can confirm that it is not detrimental to the city to approve the vacation. Representatives for the applicant, Arrowhead partners, were present at the meeting.

**MOTION: Councilmember Hulet – To open the public hearing.** Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

The public hearing began at 6:31 p.m.

Public Comment: No members of the public wished to address the council in the public hearing.

**MOTION: Councilmember Provstgaard – To close the public hearing.** Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

The public hearing ended at 6:33 p.m.

Discussion: Councilmember Rowley stated the ordinance makes sense and is straightforward.

**MOTION: Councilmember Rowley – To approve the ordinance 01-21-2026-A Vacating portions of public street rights-of-way at 1750 W. Arrowhead Trail.** Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

185 Yes - Brian Hulet  
186 Yes - Anne Moss  
187 Yes - Bob Provstgaard  
188 Yes - Ryan Rowley  
189 Yes - Lacey Smith  
190

- 191 2. Public Hearing/Ordinance – Request to extend the municipal boundaries containing 29.79  
192 acres located at approximately 3751 W 9600 S (30:024:0131, 30:024:0132, 30:024:0133,  
193 30:024:0127, 30:024:0129, 30:024:0126) known as the Clearwing Annexation  
194 (6:34 p.m.)  
195

196 Michael Bryant presented the Clearwing Annexation. He stated the applicant's request for the  
197 annexation and zoning designation. Michael Bryant showed the map where the proposed  
198 annexation is located including the parcels affected by the request. The applicant is asking for I-1  
199 industrial zoning designation upon annexation. Michael Bryant stated that the annexation  
200 agreement is drafted, applicant notified the city today of approval of agreement.  
201

202 **MOTION: Councilmember Rowley – To open the public hearing.** Motion seconded by  
203 Councilmember Moss. A roll call vote was taken as follows and the motion carried.  
204

205 Yes - Brian Hulet  
206 Yes - Anne Moss  
207 Yes - Bob Provstgaard  
208 Yes - Ryan Rowley  
209 Yes - Lacey Smith  
210

211 The public hearing began at 6:38 p.m.  
212

213 Public Comment:  
214

215 Nancy Head via Zoom expressed two major concerns. First, infrastructure. She stated that  
216 highway 96 is not at capacity to withstand the proposed annexation. Nancy expressed concerns  
217 about Utah County being responsible for nearby roads. Second, water. Nancy opined that water  
218 is a finite resource. Developments drain aquifers which cost the farmers in the area who need to  
219 continue to feed animals and their farmland. She stated the farmers will continue to lose water if  
220 annexations continue. Nancy asked when the city will place a moratorium on growth. She stated  
221 businesses need to fill up empty warehouses first before adding new industrial buildings that  
222 won't be used in the proposed area.  
223

224 **MOTION: Councilmember Rowley – To close the public hearing.** Motion seconded by  
225 Councilmember Provstgaard. A roll call vote was taken as follows and the motion carried.  
226

227 Yes - Brian Hulet  
228 Yes - Anne Moss  
229 Yes - Bob Provstgaard  
230 Yes - Ryan Rowley

Yes - Lacee Smith

The public hearing ended at 6:42 p.m.

Councilmember Hulet made a disclosure that the property owner in the proposed Clearwing Annexation was a managing member of an LLC that Councilmember Hulet closed in the previous year. He stated the connection will not affect how he votes on the annexation.

The applicant, Randy Park, addressed concerns via Zoom. He stated he has no immediate plans to develop the parcel. He stated they will bring in good quality business that would improve the overall lifestyle of Payson residents.

Councilmember Provstgaard asked about annexations along county roads and property lines. City Engineer Jonathan Knight stated that the county's right-of-way is different in areas of the county. He stated that annexations of both sides of the road have happened in the past, but this annexation request does not include the county road. He stated that right-of-way is dedicated as development happens, but the roadway will remain in county hands for the future.

Councilmember Provstgaard expressed concerns about the county remaining in control of the county road through development and growth. Engineer Knight confirmed that once development starts to happen, the developer is responsible for finishing their side/portion of the road. Councilmember Rowley expressed concern regarding constraints on utilities for the industrial area, protection in the code for I-1 designation, and stated that the application is not ready for approval yet citing property, transportation, and utility needs in the area.

Councilmember Rowley also expressed concern about developers getting annexations approved and then selling the property shortly thereafter.

Staff recommended tableing the application in order to receive clearer plans for what the applicant intends to do with the property.

Councilmember Smith had concerns that the developer had no plans any time soon and stated that she didn't feel the urgency to approve it. Councilmember Hulet stated that he hopes the city would be agreeable to bring in industrial properties for the newly approved inland port.

Robert Mills addressed the possible motions that the council could make regarding the application.

The applicant stated his appreciation of the council wanting to know future plans for the property. He stated that the process for developers changes through the development process and indicated it would be nearly impossible to pin down a finalized plan for the area. He asked for faith from the council to support developers that have a good track record in the city who also provide good products, such as Maverick. Councilmember Rowley thanked the applicant for his perspective but hoped to work as a team moving forward to determine future uses and businesses that will use the land. Councilmember Rowley reiterated concern about traffic near raw land and stated the application is not timely enough for utilities and other surrounding vacant land already annexed. Councilmember Provstgaard stated that the annexation fits the general plan and meets the criteria of coming to Payson in the buffer zone. Councilmember Provstgaard stated he was in

favor of tabling the proposal but not in defeating it completely.

**MOTION: Councilmember Moss – To Deny the ordinance to extend the municipal boundaries containing 29.79 acres located at approximately 37521 W 9600 S known as the Clearwing Annexation.** Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

No	-	Brian Hulet
Yes	-	Anne Moss
No	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

3. Resolution – Approval of the Clearwing Annexation Agreement

**MOTION: Councilmember Rowley – To Deny the resolution approving the Clearwing Annexation Agreement.** Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

No	-	Brian Hulet
Yes	-	Anne Moss
No	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

4. Ordinance – Development Guideline Updates

City Engineer Jonathan Knight discussed the development guidelines updates driven by methods over the previous year. The proposed changes are minor in nature.

Councilmember Hulet inquired about the development guidelines and building permits. Jonathan clarified the meaning of the items in question. Jonathan also stated that the proposed changes were reviewed by the Planning Commission Chair, Kirk Beecher, and his comments were addressed accordingly.

**MOTION: Councilmember Hulet – To approve the ordinance 01-21-2026-B updating development guidelines.** Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Bob Provstgaard
Yes	-	Ryan Rowley
Yes	-	Lacee Smith

322 5. Ordinance – Zone Change for Hiatt Creek Master Plan Area to RMF-10 Multi-Family  
323 Residential Zone (29:023:0030 and 29:023:0023) (7:06 pm)  
324

325 Michael Bryant indicated where the proposed zone change is located. Applicant, Tyler Horan,  
326 attended the meeting to answer any questions from the council. Councilmember Smith asked  
327 what the current zoning is for the property. Michael Bryan indicated the property is currently  
328 zones as A5H - Annexation holding zone. Councilmember Smith asked about the developer's  
329 plan for the property. Michael indicated that the plans are all in a concept stage. Councilmember  
330 Smith asked about surrounding parcels being zoned as RMF-10. Michael Bryant confirmed and  
331 showed on the map what nearby parcels are zoned as. Councilmember Rowley asked Tyler  
332 Horan about development by the Christian Life Church. The applicant stated the application for  
333 that area is not tied to the annexation being considered at the current meeting. Councilmember  
334 Hulet asked if applicant owns right-of-way throughout his property. The applicant confirmed in  
335 the affirmative. Councilmember Smith asked how many units are proposed for the development.  
336 The applicant stated he doesn't know the total units at this point and is still working with staff for  
337 what the density and unit amount will be through the development process.  
338

339 **MOTION: Councilmember Rowley – To approve the ordinance 01-21-2026-C Zone change**  
340 **for the Hiatt Creek Master Plan Area to RMF-10 Multi-Family Residential Zone.** Motion  
341 seconded by Councilmember Provstgaard. A roll call vote was taken as follows and the motion  
342 carried.  
343

344 Yes - Brian Hulet  
345 Yes - Anne Moss  
346 Yes - Bob Provstgaard  
347 Yes - Ryan Rowley  
348 Yes - Lacey Smith  
349

350 6. Resolution/Ordinance – Approval of an amendment to the Development Agreement for Hiatt  
351 Creek Phase B-1 and B-2 project to include portions of parcels (29:023:0030 and  
352 29:023:0023)  
353

354 **MOTION: Councilmember Provstgaard – To approve both the ordinance and resolution**  
355 **for to approve the amendment to the Development Agreement for Hiatt Creek Phase B-1**  
356 **and b-2 project.** Motion seconded by Councilmember Moss. A roll call vote was taken as  
357 follows and the motion carried.  
358

359 Yes - Brian Hulet  
360 Yes - Anne Moss  
361 Yes - Bob Provstgaard  
362 Yes - Ryan Rowley  
363 Yes - Lacey Smith  
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368 7. Item # D-3 on the agenda – Annual Open Public Meetings Act Training  
369 Legal Counsel for the City trained employees and council members on ethics and the Open  
370 Public Meetings Act. (Utah State Code 10-3-1301 through 1313, Section 52-4) Key points of the  
371 training were as follows:

- 372 • Purpose of the act. Standards of conduct for municipal officers and employees to disclose  
373 potential conflicts of interest between public duties and personal activities.
- 374 • Definitions. Appointed officers, elected officer, improper disclosure, municipal  
375 employees, etc.
- 376 • Use of office equipment for personal benefit is prohibited.
- 377 • Occasional nonpecuniary gifts having a value of less than \$50, awards publicly presented,  
378 bona fide load made in the ordinary course of business, etc. are allowable.
- 379 • Individuals must disclose compensation for assistance in transactions involving  
380 municipality. Sworn statements are required for transactions.
- 381 • Conflicts may include interest in business entities regulated by the municipality, interest  
382 in business entities doing business with municipality, and investments creating conflict of  
383 interest with duties.
- 384 • Penalties for violation of the act
- 385 • Open Public Meeting Act and policies.
- 386 • Meetings are open to the public with the exception of closed meetings.
- 387 • What constitutes a meeting and ex parte communication.
- 388 • Closed meetings.
- 389 • Emergency Meetings - infrastructure failure, natural disasters
- 390 • Notices, agendas, and record keeping.
- 391 • What a public body may not discuss in a closed meeting.
- 392 • Predetermining public body action is strictly prohibited.
- 393 • Annual training requirements.

394  
395 Brian Hulet reiterated that topics addressed in closed meetings are kept confidential outside of  
396 the meeting.

397  
398 ADJOURNMENT

399  
400 **MOTION: Councilmember Moss – To adjourn.** Motion seconded by Councilmember  
401 Provstgaard. Those voting yes: Brian Hulet, Anne Moss, Bob Provstgaard, Ryan Rowley, and  
402 Lacey Smith. The motion carried.

403  
404 The meeting was adjourned at 7:41 p.m.

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408 \_\_\_\_\_  
409 Amalie R. Ottley, City Recorder  
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411  
412